

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, JUNE 12, 2023**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 7:00 PM by Mayor Keough and was held at 3515 Broad St., Dexter, MI 48130.

B. ROLL CALL:

Sanam Aldag – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Dan Schlaff – Present
Joe Semifero – Present
Mayor Shawn Keough – Present

Student Representatives:
Bonnie Keating – Present
Adam DeGregorio – Present

Also attending: Justin Breyer, City Manager; Josh Tanghe, Assistant to the City Manager; Tim Stewart, Public Services Superintendent; Marie Sherry, Treasurer/Finance Director/Assessor; Grace Whitney, Associate City Planner; Georgia Frost, Recording Secretary; and residents.

Attending virtually: Michelle Aniol, Community Development Manager.

C. APPROVAL OF THE MINUTES

1. City Council Meeting – May 22, 2023

Motion Griffin; support Semifero to approve the May 22, 2023 regular meeting minutes as presented.

Ayes: Aldag, Griffin, Michels, Schlaff, Hubbard, Semifero, Keough
Nays: None
Absent: None
Motion Carries

D. PRE-ARRANGED PARTICIPATION:

1. Debate Team Proclamation

Mayor Keough presented a proclamation to the Dexter Debate Team following their championship-winning performance at the Michigan Interscholastic Forensics Association Debate State Championship. Members of the Debate Team were in attendance to receive the proclamation.

2. Presentation by Gordon Smith, Dexter Senior Center Executive Director

Mr. Smith presented on a variety of topics related to the senior center, including:

- General culture changes.
- The need for a new location.
- Challenges facing the Senior Center, including the need for additional funding.
- Growth in membership.
- Smith's request for Council Members to consider providing increased funding allocations to the Senior Center.
- The Senior Center's financial strategy.
- Council Members posed questions to Mr. Smith. Questions centered around contributions provided by neighboring townships, costs of membership, the Meals on Wheels program, federal appropriations, and longevity of funding requests from municipalities.

E. NON-ARRANGED PARTICIPATION: None.

F. DECLARATION OF CONFLICTS OF INTEREST:

- Schlaff indicated that he would recuse himself from the meeting's closed session discussion regarding the contract with the City's union.

G. APPROVAL OF AGENDA

Motion Hubbard; support Aldag to approve the agenda with the following changes:

- Move item K-5 (Consideration of: Summer Concert Series Road Closures for Central St. on June 17, 2023) from consent agenda to new business item M-3.

Ayes: Schlaff, Griffin, Michels, Aldag, Semifero, Keough

Nays: Hubbard

Absent: None

Motion Carries

H. PUBLIC HEARINGS:

1. 2023-2024 Millage Rate and Administration Fee

Consideration of: Resolution Setting the 2023-2024 Millage Rate and Administration Fee

Keough opened the public hearing at 7:37 pm.

Keough provided an overview of the millage rate and administration fee request.

Keough closed the public hearing at 7:39 following no public participation.

Motion Semifero; support Aldag to approve the attached resolution of adoption of the FY 2023-2024 millage rates and administration fee, and to clarify that the resolution of adoption should state FY 2023-2024.

Ayes: Semifero, Griffin, Aldag, Hubbard, Schlaff, Keough

Nays: Michels

Absent: None

Motion Carries

2. 2023-2024 Water, Sewer, and Rubbish Ordinance

Consideration of: Adoption of the 2023-2024 Water, Sewer, and Rubbish Ordinance

Keough opened the public hearing at 7:42 pm.

Keough provided an overview of the ordinance.

Keough closed the public hearing at 7:43 pm.

Motion Semifero; support Schlaff to approve the adoption of the 2023-2024 water, sewer, and rubbish ordinance.

Ayes: Hubbard, Semifero, Griffin, Aldag, Schlaff, Keough

Nays: Michels

Absent: None

Motion Carries

I. COMMUNICATIONS:

1. Upcoming Meeting List

- Semifero added that June 21st is the next Public Safety Facilities Meeting.
- Council Members discussed that July 14th will be the first meeting joint meeting with Scio Township Trustees.

J. REPORTS:

1. Public Services Superintendent – Tim Stewart

Stewart submitted his written report as per packet.

- Hubbard commented on tree-trimming operations that presented a safety hazard in the roadway. Stewart stated that he would investigate it and remedy the issue.
- Griffin commented on safety signs at the intersection of Main Street and Alpine Street. The signs are currently in the sidewalk in lieu of the road. Breyer clarified that vehicles hit the signs often when they are in the road.
- Following a resident concern, Griffin inquired about speed data from a speedometer to be installed on Ann Arbor Street before Dover Street.
- Griffin provided comments on parking restriction signage.
- Keough inquired about the City's dust treatment. Breyer stated that he believes this treatment occurs once a year.
- Schlaff inquired about the DPW's staff training and certification process.
- Stewart commented on the progress made on potholes.

2. Community Development Manager Report – Michelle Aniol

Aniol submitted her written report as per packet, and attended the meeting virtually.

- Griffin inquired about a grass cutting violation, which has been remedied as of today.

3. Board, Commission, & Other Reports - "Bi-annual or as needed" – None.

4. Subcommittee Reports – None.

5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet.

- Breyer commented on the results of the bond sale.
- Breyer commented on the recent voter registration drive at the high school.
- Griffin inquired where the Public Safety Facilities meeting reports will be provided during City Council meetings.
- Griffin requested the line item reports that the Washtenaw County Sheriff's office provides.
- Griffin commented on public hearings being added to the website.
- Keough commented on the food truck permit application form for the Dexter Area Fire Department. Aldag additionally commented on the food truck application process.
 - Michels commented on the terminology used in the application process.
 - Semifero commented on the difficulty of the application process.

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet.

- Keough provided additional information regarding the Common Sail Investment Group's funding shortage, and their Revitalization and Placemaking Program application to the State of Michigan.
- Hubbard commended the impact of the Memorial Day ceremony.

7. Council Member Reports – None.

K. CONSENT AGENDA:

Motion Hubbard; support Semifero to approve items 1 through 5 of the Consent Agenda.

1. Consideration of: Bills & Payroll in the amount of: \$265,446.25
2. Consideration of: Student Representative Appointments
3. Consideration of: Resolution to Apply to the MDOT TEDF-B Grant Program
4. Consideration of: Dexter Pride Festival Road Closure of Central St. on June 17, 2023
6. Consideration of: Paint Dexter MLCC Permit Request

Ayes: Michels, Aldag, Schlaff, Griffin, Hubbard, Semifero, Keough

Nays: None

Absent: None

Motion Carries

L. UNFINISHED BUSINESS: None.

M. NEW BUSINESS- Consideration and Discussion of:

1. Discussion of: Mill Creek Flats Conceptual Planned Unit Development

Grand Development Group representative Mike Penn presented an overview of the Mill Creek Flats planned unit development at 7965 Grand St.

- Penn emphasized that this proposed development is designed to be an apartment complex, and not condos.

Rob Burroughs, another representative from the Grand Development Group, presented on the proposed development for Council Members:

- Burroughs walked Council Members through a site plan for the proposed development.
- Questions were posed from Council relating to elevators and accessibility, rooftop patios, landscaping, and attainable housing, and the building's siding/appearance.
- Several Council Members expressed general appreciation for the proposal.
- Questions were posed by Council relating to the slope of the building's rooftops, stormwater, rents, and the adjacent trail easement.

- Philip Potvin, 8556 Parkridge Drive, provided comments related to the accessibility of the site.
2. Consideration of: Zoning Ordinance Text Amendment Article 10.10 Multiple Family Use for Adaptive Reuses

Motion Semifero; support Hubbard to approve the PTAZO 23-01 Text Amendments to the Zoning Ordinance Section 11.10 Form-Based District Use Table, sub-section B, to add Multiple-Family Dwellings, as a Special Land Use in the VR-2 District, for Site Type B parcels fronting on Village Streets and only if adaptive re-use, pursuant to Section 23.03.C of the City of Dexter Zoning Ordinance and based on the recommendation of the Planning Commission, along with the information presented by staff. Adaptive reuse is exclusive of single-family and two-family dwellings.

Ayes: Hubbard, Michels, Griffin, Aldag, Schlaff, Semifero, Keough

Nays: None

Absent: None

Motion Carries

3. Consideration of: Summer Concert Series Road Closures for Central St. on Fridays from June to September

Motion Michels; support Aldag to approve the summer concert series road closures for Central St. on Fridays from June through September.

Motion Michels; support Griffin to amend the original motion to only approve the summer concert series road closures for Central St. on Fridays from June 9th through the first week of July.

Ayes: Griffin, Michels

Nays: Aldag, Hubbard, Semifero, Schlaff, Keough

Absent: None

Motion Fails

Vote on Original Motion

Ayes: Aldag, Hubbard, Schlaff, Griffin, Semifero, Keough

Nays: Michels

Absent: None

Motion Carries

N. NON-ARRANGED PARTICIPATION: None.

O. COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary)

- DeGregorio: Expressed support for residents to attend the Dexter Pride Festival, which will occur this Saturday, June 17th.
- Keating: Expressed excitement to serve as a student representative on City Council for an additional year.
- Semifero: Provided comments on the Public Safety Facilities Subcommittee. Stated that conversation thus far has been very general. Provided information on the anticipated future timeline.
- Hubbard: Congratulated the graduates from the class of 2023. Expressed commendation for DeGregorio, who led the first Dexter Pride Festival 3 years ago.
- Michels: Requested that City Staff conduct exit interviews with the student representatives who are leaving their positions. Additionally stated why he did not vote in favor of the 2023-2024 millage rate and administration fee approval as well as 2023-2024 water, sewer, and rubbish ordinance.
- Griffin: Stated support for future opportunities for the public to provide input on downtown developments.
- Aldag: None.
- Schlaff: None.

P. PROPOSED AGENDA ITEMS FOR FUTURE MEETINGS: None.

Q. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING LABOR NEGOTIATIONS IN ACCORDANCE WITH MCL 15.268

Motion Hubbard, support to enter into closed session for the purpose of labor negotiations in accordance with MCL 15.268 Sec. 8(c), with the following non-Council Members present: Justin Breyer, City Manager and City Clerk; Marie Sherry, Finance Director/ Treasurer/ Assessor; Josh Tanghe, Assistant to the City Manager; Adam DeGregorio and Bonnie Keating, Student Representatives; and Tim Stewart, Public Services Superintendent.

Schlaff recused himself from the discussion and left the room.

Ayes: Hubbard, Michels, Aldag, Griffin, Semifero, Keough

Nays: None

Absent: Schlaff (recused)

Motion Carries

Motion Hubbard, support Semifero to permit Georgia Frost, Recording Secretary, into closed session.

Ayes: Michels, Hubbard, Griffin, Semifero, Aldag, Keough

Nays: None

Absent: Schlaff (recused)

Motion Carries

City Council entered closed session at 9:36 PM.

Motion Hubbard; support Semifero to exit closed session at 10:10 PM.

Ayes: Semifero, Michels, Griffin, Hubbard, Aldag, Keough

Nays: None

Absent: Schlaff (recused)

Motion Carries

Motion Aldag; support Semifero to approve the tentative agreement with Teamsters Local 214, with retroactive pay effective May 19, 2023 for those employees that would have been eligible for step increases and earned license pay for pre-existing licenses.

Ayes: Aldag, Semifero, Griffin, Michels, Hubbard, Keough

Nays: None

Absent: Schlaff (recused)

Motion Carries

R. ADJOURNMENT

Motion Hubbard; support Griffin to adjourn the meeting at 10:12 PM.

Unanimous voice vote approval.

Respectfully submitted,

Georgia Frost

Recording Secretary

Approved for Filing: _____